

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, Stuart Singer, legal owner, of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an D.R. 3.5 zone to an B.L. zone; for the following reasons:

Error in original zoning.
Changes in the neighborhood make such a reclassification reasonable and necessary.

(See attached Description and Plat)

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for:

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above reclassification and/or Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

DATE 1/15/75
BY Stuart Singer
Address 721 Reisterstown Road
Reisterstown, Md. 21136
Contract purchaser Stuart Singer
Legal owner
Address 721 Reisterstown Road
Reisterstown, Md. 21136
Petitioner's Attorney Carville M. Downes
Address 202 West Pennsylvania Avenue
Towson, Maryland 21204
Protestant's Attorney

ORDERED BY The Zoning Commissioner of Baltimore County, this 22nd day of April, 1975, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 5th day of September, 1975, at 11:00 o'clock A.M.

Zoning Commissioner of Baltimore County.

(10707)

RE: PETITION FOR RECLASSIFICATION : BEFORE THE
N2/S of Reisterstown Road, 111' : ZONING COMMISSIONER
SE of Liberty Lane - 4th Election : OF
District :
Stuart Singer - Petitioner :
NO. 75-33-R (Item No. 27) : BALTIMORE COUNTY

This matter comes before the Zoning Commissioner as a result of a Petition filed by Stuart Singer, requesting a Reclassification from a D.R. 3.5 Zone to a B.L. Zone, for a parcel of property, containing 0.786 of an acre of land, more or less, located on the northeast side of Reisterstown Road, 111 feet southeast of Liberty Lane, in the Fourth Election District of Baltimore County.

Evidence on behalf of the Petitioner indicated that the property had been owned by him for approximately three years, that the structure on said property has been restored, and that he wishes to make the building an art gallery. A second structure on the property would be used for the sale of books, relics, etc., all related to art.

Without reviewing the evidence further in detail but based on all the evidence presented at the hearing, in the judgment of the Zoning Commissioner, the requested Reclassification should not be granted.

It should be noted at this time that the Petitioner's intended use of the subject property is commendable. Unfortunately, the requested type of operation must fall within the B.L. Zone, and the Zoning Commissioner is powerless to grant the use, as requested, without granting the B.L. Zone. To do so would entitle the property owner or any subsequent owner to convert the present structures and land use to any of the various other uses permitted as a matter of right in the B.L. Zone.

The burden of proving error in the Comprehensive Zoning Map, as adopted, or substantial changes in the character of the neighborhood is borne by the Petitioner. In the instant case, this burden has not been met. Further, the granting of this Petition would constitute spot zoning.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 15th day of January, 1975, that the Reclassification be and the same is hereby DENIED and that the subject property be and the same is hereby continued as and to remain a D.R. 3.5 Zone.

Eric DiNenna
Zoning Commissioner of
Baltimore County

BRIEF SUPPORTING REASONS FOR
RECLASSIFICATION OF PROPERTY ON
REISTERSTOWN ROAD, 4th ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

ERROR IN ORIGINAL ZONING

The subject parcel lies directly across the road from a commercial zone and is in very close proximity on both sides of the street to substantial commercial zoning to the east and west. The property is surrounded by a school known as Hannah More Academy and is not susceptible for residential use, for the reasons above stated and because of the heavy traffic on Reisterstown Road.

CHANGE IN THE NEIGHBORHOOD

The subject parcel lies in a D.R. 3.5 zone but just east of the subject property lies extensive commercial development and also there is extensive commercial development to the east and west of subject property. There has been a recent change in zoning all around the area and in the neighborhood of the subject property.

DOWNES & BEILAND
ATTORNEYS AT LAW
100 W. PENNSYLVANIA AVE.
BALTIMORE, MD. 21204
PH: 333-3001
RD-1007

EVANS, HAGAN & HOLDEFER, INC.

SURVEYORS AND CIVIL ENGINEERS
8013 BELAIR RD. BALTIMORE, MD. 21236 (301) 668-1501
100 N. WASHINGTON STREET, EASTON, MD. 21829 (301) 825-2525

February 13, 1974

DESCRIPTION TO ACCOMPANY PETITION FOR ZONING RECLASSIFICATION
FROM DR - 3.5 to B.L.

BEGINNING FOR THE SAME on the northeast most side of Reisterstown Road (as laid out 60 feet wide) at a point distant 111 feet, more or less measured southeasterly along said northeast most side of Reisterstown Road from its intersection with the center line of Liberty Lane, as now constructed, thence leaving said place of beginning and running and binding along said northeast most side of Reisterstown Road (1) South 40 degrees 34 minutes 00 seconds East 99.41 feet thence leaving said northeast most side of Reisterstown Road and running for new lines of division, the three following courses and distances, viz: (2) North 49 degrees 49 minutes 00 seconds East 341.75 feet thence (3) North 40 degrees 00 minutes 00 seconds West 100.91 feet thence (4) South 52 degrees 00 minutes 00 seconds West 341.85 feet to the place of beginning.

Containing 0.786 acres of land, more or less.

This description has been prepared for zoning purposes only and is not intended to be used for conveyance.

L. Alan Pears



WILLIAM D. FROMM
DIRECTOR
S. ERIC DINENNA
ZONING COMMISSIONER



May 21, 1974

Mr. S. Eric DiNenna, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item #27, Zoning Cycle VII, April, 1974, to October, 1974, are as follows:

Property Owner: Stuart Singer
Location: NE/S Reisterstown Road, 111' SE of Liberty Lane
Existing Zoning: D.R. 3.5
Proposed Zoning: B.L.
No. of Acres: 0.786
District: 4th

This office has reviewed the subject petition and affords the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

The existing and proposed right of way and paving widths must be shown on the revised site plan.

The entrance to the property should be located between the existing buildings to preserve the large trees on the south side of the property and to better handle the traffic.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planning Specialist II
Project and Development Planning Division

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
SUITE 301 JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204
AREA CODE 301 PLANNING 404-3211 ZONING 404-3281

Carville M. Downes, Esquire
202 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Petition for Reclassification
NE/S of Reisterstown Road, 111'
SE of Liberty Lane - 4th Election
District
Stuart Singer - Petitioner
NO. 75-33-R (Item No. 27)

Dear Mr. Downes:

I have this date passed my Order in the above referenced matter.
Copy of said Order is attached.

Very truly yours,

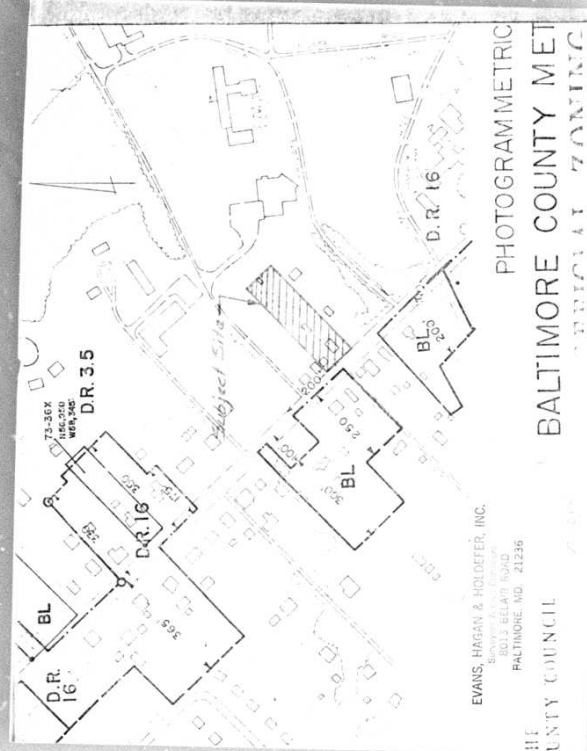
S. Eric DiNenna
Zoning Commissioner

SED/ew

Attachments

cc: M's. Alice LeGrand
Olive Lane
Cwings Mills, Maryland 21117

M's. Claire Beasley
11 Walstan Road
Reisterstown, Maryland 21136



PHOTOGAMMETRIC
BALTIMORE COUNTY METRIC
ZONING
EVANS, HAGAN & HOLDEFER, INC.
8013 BELAIR ROAD
BALTIMORE, MD. 21236
HE
UNTY COUNCIL

BALTIMORE COUNTY
ZONING ADVISORY COMMITTEE



PETITION AND SITE PLAN
EVALUATION COMMENTS

Baltimore County, Maryland
Department Of Public Works
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

Bureau of Engineering
ELLSWORTH N. DIVER, P.E., CHIEF

June 13, 1974

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #27 (Cycle VII - April to October 1974)
Property Owner: Stuart Singer
N/ES Reisterstown Rd., 111' S/E of Liberty Lane
Existing Zoning: D.R. 3.5
Proposed Zoning: B.L.
No. of Acres: 0.786 District: 4th

Dear Mr. DiNenna:

The following revised comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

The sanitary sewer comments forwarded to you on April 29, 1974 shall be revised and superseded by the following sewer comments:

Sanitary Sewer

Baltimore County Health Department has stated that sanitary sewer must be extended to serve this property.

Since this site is in the Gwynns Falls Sewer Area, Baltimore County cannot guarantee that the State Health Department will approve any sewer connections to the site until certain corrections and additions are made to the existing sewer systems, in accordance with Dr. Solomon's order.

Very truly yours,

Ellsworth N. Diver
ELLSWORTH N. DIVER, P.E., Chief
Bureau of Engineering

END:SAN:HNS:ag

NW 15 J Topo

cc: File

John M. Downes, Esq.
4 W. Penn. Ave.
Towson, MD 21204

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Item No. 27 - 7th Cycle

Your Petition has been received and accepted
for filing this _____ day of _____ 1974.

S. Eric DiNenna
S. ERIC DINENNA,
Zoning Commissioner

Petitioner Stuart Singer
Petitioner's Attorney Carville M. Downes Reviewed by James B. Byrnes, III
Chairman,
Zoning Advisory Committee

cc: Downes, Hagan & Holdefer, Inc.
6013 Belair Road
Baltimore, Maryland 21204

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204



DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E.
DIRECTOR

WIL T. MELZER
DEPUTY TRAFFIC ENGINEER

April 30, 1974

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item 27 - Cycle Zoning 7 - April 1974 through October 1974
Property Owner: Stuart Singer
NE/S Reisterstown Road, 111 feet SE of Liberty Lane
B.L.
District 4

Dear Mr. DiNenna:

The subject petition is requesting a change from D.R. 3.5 to B.L. OF .786 acres. This should increase the trip density from 30 to 400 trips per day. This increase is undesirable since present capacity problems exist along Reisterstown Road, particularly at the interchange of the Beltway and Reisterstown Road.

Very truly yours,

C. Richard Moore
C. Richard Moore
Assistant Traffic Engineer

CRM/fpk

Carville M. Downes, Esquire
Page 2
April 30, 1974

The Petitioner requests a Reclassification to Business, Local (B.L.) and proposes to utilize one of the existing structures for an art store and the other for a book store. Off-street parking is proposed for nine (9) vehicles.

This Petition for Reclassification is accepted for filing on the date of the enclosed filing certificate. However, any revisions or corrections to Petitions, descriptions, or plats, as may have been requested by this Committee, shall be submitted to this office prior to Monday, June 3, 1974, in order to allow time for final Committee review and advertising. Failure to comply may result in this Petition not being scheduled for a hearing. Notice of the hearing date and time, which will be between September 1, 1974 and October 15, 1974, will be forwarded to you well in advance of the date and time.

Very truly yours,

James B. Byrnes, III
JAMES B. BYRNES, III, Chairman
Zoning Advisory Committee

JBB, III/saw

Enclosure

cc: Evans, Hagan & Holdefer, Inc.
Surveyors and Civil Engineers
8013 Belair Road
Baltimore, Maryland 21236

Baltimore County, Maryland
Department Of Public Works
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

Bureau of Engineering
ELLSWORTH N. DIVER, P.E., CHIEF

April 29, 1974

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #27 (Cycle VII - April to October 1974)
Property Owner: Stuart Singer
N/ES Reisterstown Rd., 111' S/E of Liberty Lane
Existing Zoning: D.R. 3.5
Proposed Zoning: B.L.
No. of Acres: 0.786 District: 4th

Dear Mr. DiNenna:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Highways

Reisterstown Road is a State Road; therefore, all improvements, intersections, entrances and drainage requirements as they affect the road come under the jurisdiction of the Maryland Highway Administration. Any utility construction within the State Road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

Storm Drains

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Sediment Control

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Water

Public water exists in Reisterstown Road.

Item #27 (Cycle VII - April to October 1974)
Property Owner: Stuart Singer
Page 2
April 29, 1974

Sanitary Sewer

Baltimore County Health Department has stated that sanitary sewer must be extended to serve this property. Temporary septic systems may be considered until such time as the sanitary sewer is extended.

Since this site is in the Gwynns Falls Sewer Area, Baltimore County cannot guarantee that the State Health Department will approve any sewer connections to the site until certain corrections and additions are made to the existing sewer systems, in accordance with Dr. Solomon's Order.

Very truly yours,

Ellsworth N. Diver
ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END:SAN:HNS:as

NW 15 J Topo

Carville M. Downes, Esquire
202 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Petition for Reclassification
Stuart Singer - Petitioner
Item No. 27
Seventh Zoning Cycle

Dear Mr. Downes:

The Zoning Advisory Committee has reviewed the plans submitted with the above referenced Petition and has made an on-site field inspection of the property. The following comments are a result of this review and inspection.

These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the appropriateness of the requested zoning.

The subject property is located on the northeast side of Reisterstown Road, approximately 111 feet southeast of Liberty Lane, in the Fourth Election District of Baltimore County. The property is presently improved by two (2) two-story wood frame houses, one of which is presently occupied by an art store. Two (2) woodsheds and a wood garage exist on the rear portion of the site.

Various residential uses abut the site to the northwest, southeast, and southwest, opposite the site on Reisterstown Road.



Maryland Department of Transportation

State Highway Administration

April 24, 1974

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Bldg.
Towson, Maryland 21204

Attn: Mr. James Byrnes

Dear Sir:

The proposed entrance into the subject site must be a depressed curb type with 3/4" depression transitions. In order to preserve the large trees on the site and to eliminate the dog-leg in the entrance, the entrance must be located between the buildings. The committee spoke with the occupant of the site and he concurred.

The entire frontage of the site must be improved with curb and gutter. The curb is to be 2' from and parallel to the centerline of Reisterstown Road that must be indicated on the plan.

Neither the petitioner nor his engineer contacted this office relative to what must be indicated on the plan. The plan should be revised prior to the hearing.

The 1973 average daily traffic count on this section of Reisterstown Road is ... 25,000 vehicles.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

by: John E. Meyers

CLC/HFB

P.O. Box 717 / 300 West Preston Street, Baltimore, Maryland 21203

CERTIFICATE OF PUBLICATION

TOWSON, MD. August 15, 1974
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on or before the 15th day of September, 1974, the first publication appearing on the 15th day of August, 1974.

THE JEFFERSONIAN,
Baltimore, Maryland
Manager.

Cost of Advertisement, \$.....

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received* this 15th day of March 1974. Item #

S. Eric DiNenna
Zoning Commissioner

Petitioner: Ginger Submitted by:

Petitioner's Attorney: Dawson Reviewed by: JFB

* This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

Baltimore County Fire Department



J. Austin Deitz
Chief

Towson, Maryland 21204
873-7310

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: Stuart Singer

Location: NE/S Reisterstown Rd., 111' SE of Liberty Lane

Item No. 27 Zoning Agenda April 3, 1974

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

- (1) 1. Fire hydrants for the referenced property are required and shall be located at intervals of 100 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- (2) 2. A second means of vehicle access is required for the site. The vehicle dead-end condition shown at
- (3) 3. EXCEEDS the maximum allowed by the Fire Department. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- (4) 4. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "The Life Safety Code", 1970 Edition prior to occupancy. Site plans are approved as drawn.
- (5) 5. The Fire Prevention Bureau has no comments at this time.

shall comply to the Code.

Reviewed: H. H. H. H. Noted and Approved: Paul H. Reincke
Planning Group Deputy Chief
Special Inspection Division Fire Prevention Bureau

m/s
4/16/73

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF HEALTH



JEFFERSON BUILDING
TOWSON, MARYLAND 21204

April 10, 1974

DONALD J. ROOP, M.D., M.P.H.
SENIOR STATE AND COUNTY HEALTH OFFICER

Mr. S. Eric DiNenna, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on the following item, Zoning Advisory Committee Meeting April 3, 1974, are as follows:

Property Owner: Stuart Singer
Location: NE/S Reisterstown Rd., 111' SE of Liberty Lane
Existing Zoning: D.R.3.5
Proposed Zoning: S.L.
No. of Acres: 0.786
District: 4

Metropolitan water is available. Sanitary sewer must be extended to this site.

A moratorium was placed on new sewer connections in the Gwynne Falls Drainage Basin by Dr. Neil Solomon, Secretary of Health and Mental Hygiene, on September 13, 1973; therefore, approval may be withheld for this connection.

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVB/cac



BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: April 26, 1974

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Z.A.C. Meeting of: April 3, 1974

Re: Item 27

Property Owner: Stuart Singer
Location: NE/S Reisterstown Rd. 111' S.E. of Liberty Lane
Proposed Zoning: D.R. 3.5
Proposed District: S.L.

District: 4th
No. Acres: 0.786

Dear Mr. DiNenna:

Acres too small to have an effect on student population and the proposed art and book store should have no adverse effect.

Very truly yours,
W. Eric DiNenna
Field Representative

WED/m

W. ERIC DI NENNA, M.D., M.P.H.
SENIOR STATE AND COUNTY HEALTH OFFICER

W. ERIC DI NENNA, M.D., M.P.H.
SENIOR STATE AND COUNTY HEALTH OFFICER

W. ERIC DI NENNA, M.D., M.P.H.
SENIOR STATE AND COUNTY HEALTH OFFICER

ORIGINAL

THE COMMUNITY TIMES

RANDALLSTOWN, MD. 21133 August 19 - 1974

THIS IS TO CERTIFY, that the annexed advertisement of S. Eric DiNenna, Zoning Commissioner of Baltimore County was inserted in THE COMMUNITY TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one week before the 19th day of Aug. 1974 that is to say, the same was inserted in the issue of August 14 - 1974.

STROMBERG PUBLICATIONS, Inc.

By Ruth Morgan

PETITION MAPPING PROGRESS SHEET

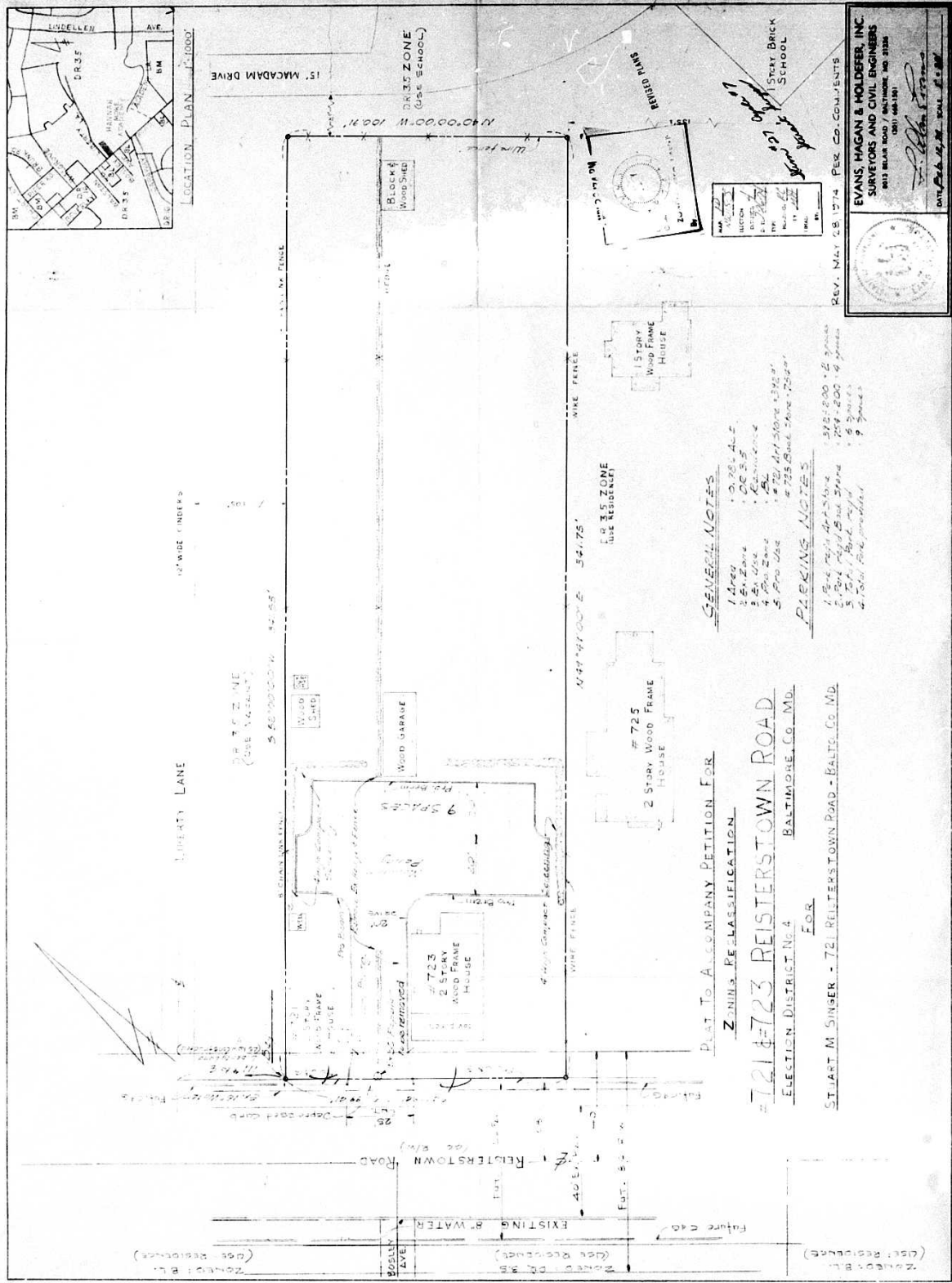
FUNCTION	Well Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CG, CA										
Reviewed by: <u>JFB</u>										
Previous case: <u>JFB</u>										
Revised Plans: Change in outline or description										
Map #										

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District: 4th Date of Posting: Aug 16, 1974
Posted for: Petition For Reclassification
Petitioner: STUART SINGER
Location of property: NE/S of Reisterstown Rd. 111' SE of Liberty Lane
Location of Sign: Edgewood 221 Ave. 711, 713, 715, 717, 719, 721, 723, 725, 727, 729, 731, 733, 735, 737, 739, 741, 743, 745, 747, 749, 751, 753, 755, 757, 759, 761, 763, 765, 767, 769, 771, 773, 775, 777, 779, 781, 783, 785, 787, 789, 791, 793, 795, 797, 799, 801, 803, 805, 807, 809, 811, 813, 815, 817, 819, 821, 823, 825, 827, 829, 831, 833, 835, 837, 839, 841, 843, 845, 847, 849, 851, 853, 855, 857, 859, 861, 863, 865, 867, 869, 871, 873, 875, 877, 879, 881, 883, 885, 887, 889, 891, 893, 895, 897, 899, 901, 903, 905, 907, 909, 911, 913, 915, 917, 919, 921, 923, 925, 927, 929, 931, 933, 935, 937, 939, 941, 943, 945, 947, 949, 951, 953, 955, 957, 959, 961, 963, 965, 967, 969, 971, 973, 975, 977, 979, 981, 983, 985, 987, 989, 991, 993, 995, 997, 999, 1001, 1003, 1005, 1007, 1009, 1011, 1013, 1015, 1017, 1019, 1021, 1023, 1025, 1027, 1029, 1031, 1033, 1035, 1037, 1039, 1041, 1043, 1045, 1047, 1049, 1051, 1053, 1055, 1057, 1059, 1061, 1063, 1065, 1067, 1069, 1071, 1073, 1075, 1077, 1079, 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PLAT TO A COMPANY PETITION FOR

ZONING RECLASSIFICATION

721-723 REISTERSTOWN ROAD

ELECTION DISTRICT NO. 4 BALTIMORE, CO. MD.

FOR

STUART M. SINGER - 721 REISTERSTOWN ROAD - BALTO. CO. MD.

EVANS, HAGAN & HOLDER, INC.
SURVEYORS AND CIVIL ENGINEERS
4013 BELAIR ROAD / BALTIMORE, MD 21204
(410) 448-1501
DATE: *Feb 14, 1974* SCALE: *1" = 50'*

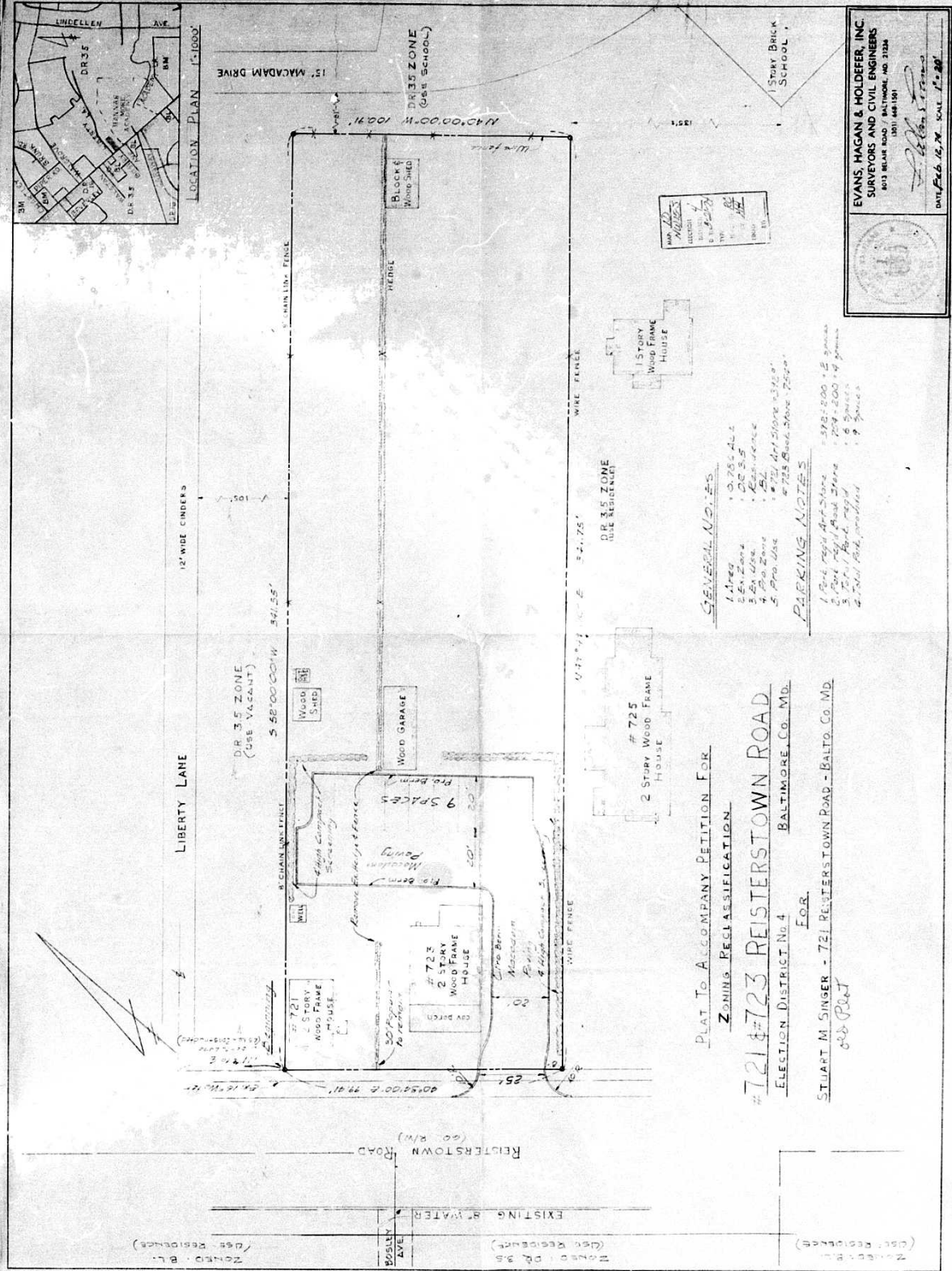


GENERAL NOTES

- 1 Area: 0.785 A.C.
- 2 Dr. Zone: DR 3.5
- 3 Dr. Use: Residential
- 4 Dr. Zone: DR 3.5
- 5 Dr. Use: Residential

PARKING NOTES

- 1. 100' x 150' Dr. Zone
- 2. 100' x 150' Dr. Zone
- 3. 100' x 150' Dr. Zone
- 4. 100' x 150' Dr. Zone



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